

Recommended Findings - Tentative Map

In order to approve the Tentative Map, the proposed subdivision must be consistent with the general plan. Staff finds that the Tentative Map is in conformance with the General Plan. However, if any of the following findings can be made, the Tentative Map shall be denied. Staff was not able to make any of the following findings and recommends approval of the Tentative Map.

1. That the subdivision is not consistent with the General Plan.
2. That the design or improvement of the proposed subdivision is not consistent with the General Plan.
3. That the site is not physically suitable for the proposed type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
8. That the map fails to meet or perform one or more requirements or conditions imposed by the "Subdivision Map Act" or by the Municipal Code

Staff was not able to make any of the findings (B.1-8), and recommends approval of the Tentative Map.

Recommended Findings – Design Review

The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the Single Family Home Design Techniques.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The project utilizes the same lot pattern and home orientation as surrounding homes. The required setbacks are met.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	Buildings in the vicinity are a mix of one and two-story homes as well as apartments and townhomes.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed homes meet all required setbacks, including second story setbacks, with no requests for deviations. The properties to the north have adjacent rear yards.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The garage facades are recessed from the front façade of the living areas of the proposed houses.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	There is no landscape requirement for single family homes; however the proposed pattern of garage/driveway/frontyard is typical for a single family home in the neighborhood.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The project uses high quality materials with stucco siding and tile roof material. A condition of approval eliminates the potential use of foam exterior details.
<i>2.2.7 Preserve mature landscaping</i>	Mature healthy trees on-site are proposed to be retained.